

To: Junction City
CC: Kay Black

From Russell Luker

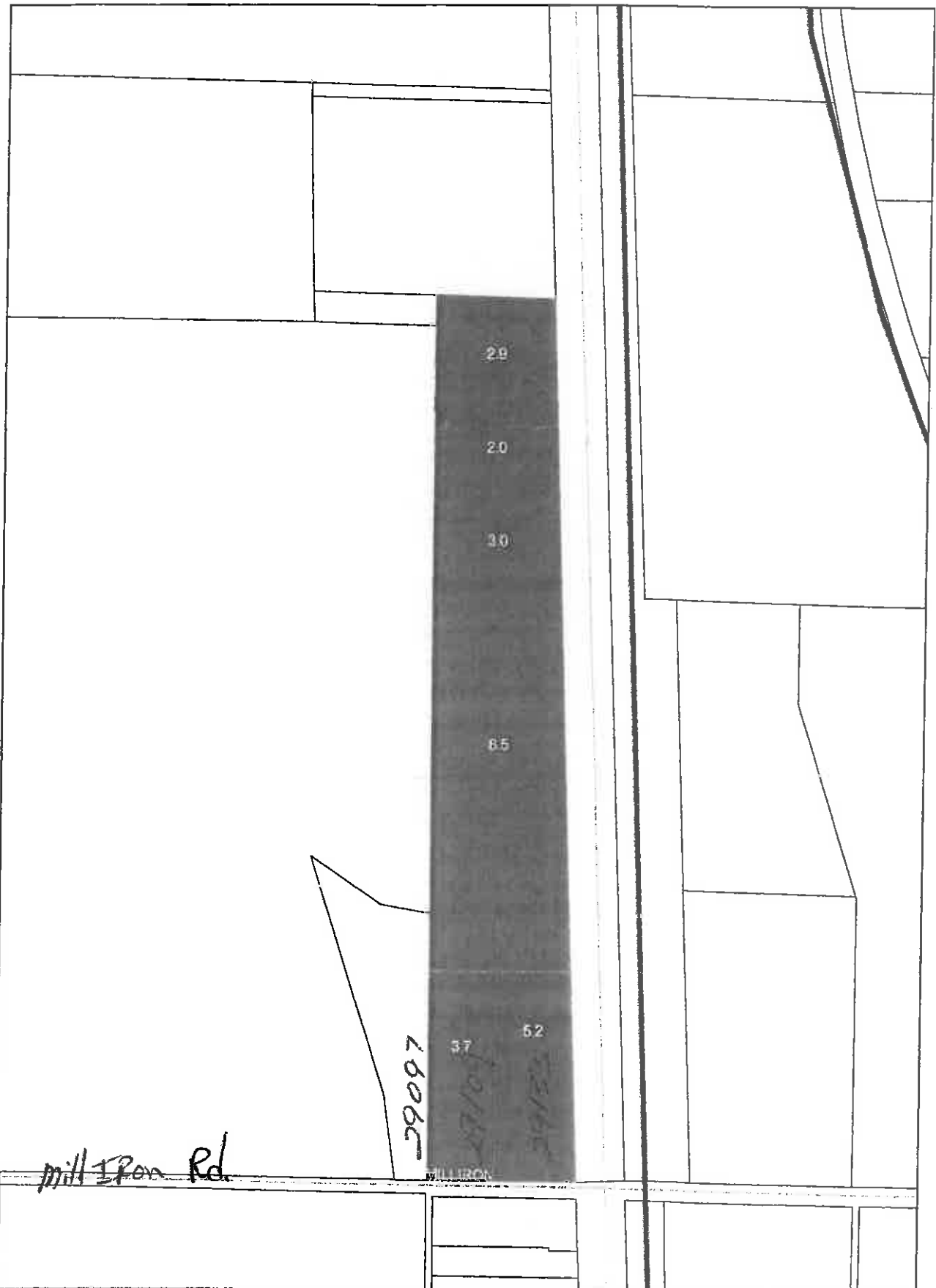
Subject: Commercial Expansion South
Study Are #3

It is requested that property located at 29097 Mill Iron Rd be annexed in to Junction City EGB along with properties at 29109 & 29133 Mill Iron Rd.

Respectfully









Russell Luker
Property Owner



Commercial Expansion
Study Area #3
City of Junction City
Oregon

Classification
 Partially Vacant

-  Streams
-  Hydric soils
-  Waterbodies
-  100-Year Floodplain

-  City Limits
-  UGB



Kay Bork

From: Vicki Jacobson [VJacobson@customcraftworks.com]
Sent: Tuesday, August 30, 2011 9:41 AM
To: Kay Bork
Subject: Urban Growth Boundary extension

Good Morning Kay,

Our names are Erik & Vicki Jacobson, our address is as follows: 94082 Oaklea Dr. Our parents received a letter the other day about the UGB extension and how they were included...they reside at 94100 Oaklea Dr. These two residences used to be one parcel...our parents had it resurveyed and split off a two acres piece for themselves. We own the 10.73 acres now. We have been waiting for the UGB expansion to happen in hopes it would take in our property. Is there anyway we can request that it be taken in, in this expansion? We really would like this to happen. Please advise what we can do to request this. Thank you, we appreciate your time and consideration.

Vicki Jacobson

Sales

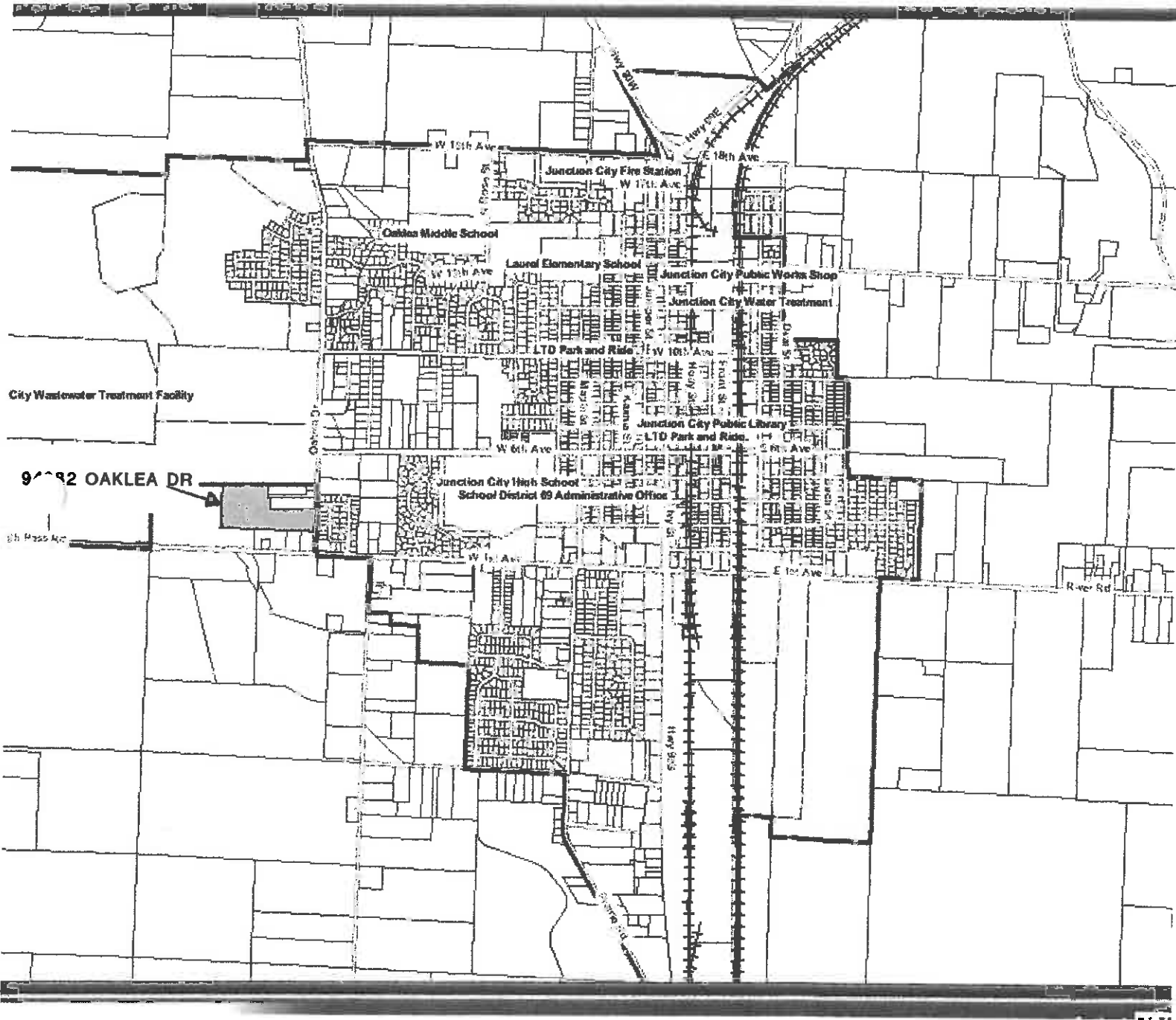
Pivotal Health Solutions

800.627.2387

vicki@pivotalhealthsolutions.com

VWj517@aol.com

94082 Oaklea Drive



September 19, 2011

To: Kay Bork

From: George and Hazel Nielsen

Subject: Comments on Junction City proposed UGB as pertain to commercial lands need.

Thank you for the opportunity to add some insights on your proposed draft dated September 7, 2011. My wife and I own approximately 7 acres of the land identified as Parcel # 1, on the commercial lands map IV-I (of which 2 + acres is currently zoned R I [commercial]) and would very much like to have all that portion, plus, another 5 acres, which we own that is connected, but has a separation caused by the Flat Creek drainage route, included in the new Junction City UGB. All of this land clearly fits into the requirements listed for commercial land to be considered.

Viable and Useable:

Site size: *Our property site would fill the need of either the two five acre or larger site requirements or one site between 5 and 10 acres.*

Street access: *Our property has easy access to Highway 99 and to Prairie Road.*

Location to State Facilities: *Our property is within 5 miles of the State Facility and /or Grain Millers location.*

Topography: *Our property is basically flat with high elevation and drainage to Flat Creek and also to Highway 99 and Prairie Road.*

Unconstrained land: *Some of our property has floodway designation caused by proximity to Flat Creek.*

Access to services: *Our property has both water and sewer access provided by the city's water and sewer lines, recently installed, to the new State Facilities.*

Land ownership: *Our property is solely owned by my wife and I , and a trust , of which we are both trustees.*

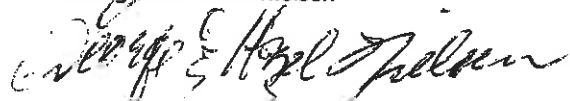
Surrounding land uses: *Our property is currently flanked by commercial development (and two railroads) to the east and commercial development to the south. This particular area seems to be a direct flyover for aircraft to the Eugene Airport. There are times when the noise from the planes approaching and departing is so loud as to be uncomfortable. Commercial development would be of most practical use..*

Visibility: *Our property is highly visible from Highway 99 and Prairie Road. Some of the eastern property line borders on both Highway 99 and Prairie Road right of way.*

In conclusion it is hard to imagine any property better suited for commercial needs.

Sincerely;

George and Hazel Nielsen



Property Owner Request



☐ Urban Growth Boundary

Properties included
in Urban expansion
proposal.